



17 ANCHOR WAY,
PILL, BS20 0JY

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE A COMPREHENSIVELY REFURBISHED THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE POPULAR VILLAGE OF PILL.

This desirable bungalow has enjoyed a full-refurbishment and in brief comprises; entrance hall, lounge/diner, kitchen, three bedrooms and a family bathroom. Outside, The enclosed rear garden is of a generous size and fully enclosed, predominantly laid to lawn with stone chipped area residing to the rear of the garden. A gated driveway provides off-street parking for several vehicles leading up to the garage. The also property features use of two store rooms which are accessed from the side lobby.

Located in the heart of the popular village of Pill and within strolling distance to the local Crockerne Primary School and village shops, it's the ideal purchase for the growing family. Central Bristol is approximately eight miles away and the trendy Clifton shops and bars even closer.

Goodman & Lilley anticipate a good degree of high interest due to the location, further scope to extend and the overall presentation of the property. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

Accommodation Comprising:-

Entrance Hall

Secure uPVC double glazed entrance door and window combination opening to the entrance hall, storage cupboard, radiator, wood laminate flooring, access to roof space via loft hatch housing newly installed Worcester wall mounted gas fired combination boiler serving heating system and domestic hot water, doors opening to all of the accommodation.

Living Room

A generous room, light and airy in its appearance with a uPVC double glazed window to

the front and side aspects, radiators, TV point, recessed ceiling spotlights, open plan to the dining area and the kitchen providing a social entertaining space for family and friends.

Dining Area

With ample space to position a dining room table and chairs, use of the breakfast bar peninsula, open-plan to:-

Kitchen

Fitted with a matching range of modern grey fronted base, drawer and eye-level units, solid oak worktop space over incorporating matching breakfast bar peninsula, inset stainless steel sink unit with single drainer unit, mixer tap, tiled splashbacks, integrated fridge, freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side aspect, laminate flooring, recessed ceiling spotlights, door to lobby and the entrance hall.

Master Bedroom

uPVC double glazed window to rear aspect overlooking the rear garden, panel radiator, TV point.

Bedroom Two

Secure uPVC double glazed French doors to the garden, radiator, TV point.

Bedroom Three

uPVC double glazed window to side aspect, radiator.

Family Bathroom

Fitted with a brand new white three piece suite comprising; low-level WC, deep panelled P-shaped bath with independent shower over with curved glazed shower screen, pedestal wash hand basin with mixer tap, full-height tiling to all walls, heated towel rail, extractor fan, recessed ceiling spotlights, internal double glazed window.

Lobby

With concrete floor, secure uPVC part glazed door to garden, use of two store rooms.

Outside

The enclosed rear garden is of a generous size, predominantly laid to a level lawn with a stone chipped area residing to the rear of the property. The garden is conveniently accessed from the second bedroom and provides ample space to extend into should you wish to increase the overall footprint of the property.

Garage & Driveway

The garage is approached over a generous gated driveway providing off-road parking for at least two cars. The garage is accessed via an up and over door, power and light connected, eaves storage space.

- Detached Family Bungalow
- Comprehensively Refurbished
- Popular Village Location
- Garage & Driveway
- Three Double Bedrooms
- Generous Rear Garden
- In Excess Of 1000 Sq. Ft
- No Onward Chain

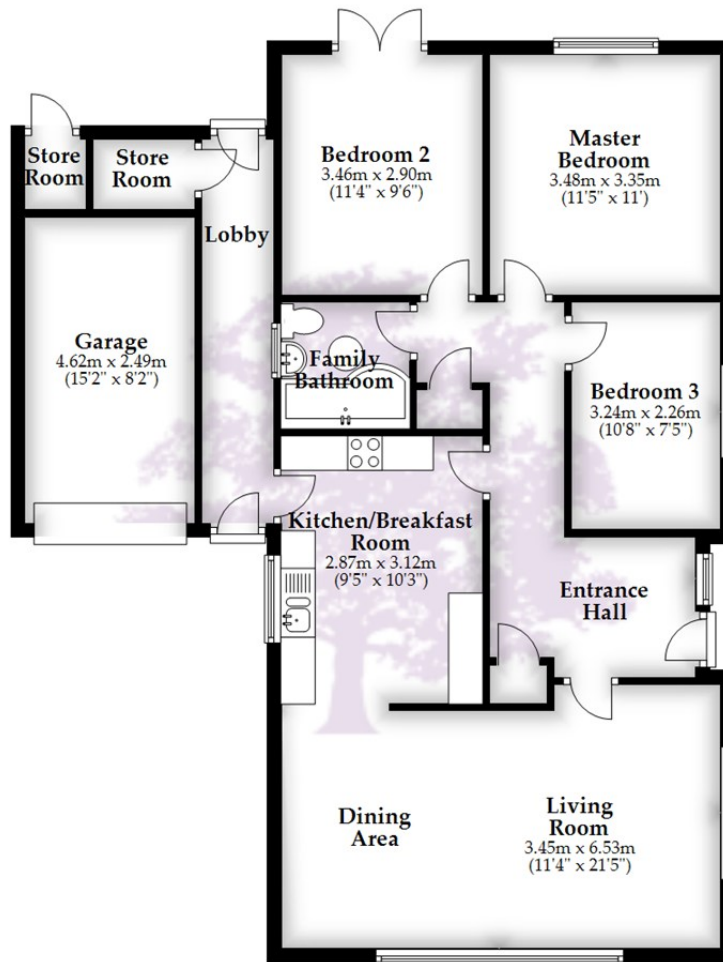


GUIDE PRICE £375,000



Ground Floor

Approx. 98.0 sq. metres (1054.4 sq. feet)



Total area: approx. 98.0 sq. metres (1054.4 sq. feet)

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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